

### EDAW INC

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PRESENT Team; various members of each advisory committee – City has list of attendees

DATE 04.21.04 TIME 8:00 AM- 3:30 PM (each 2 hours)

PROJECT Wichita 21<sup>st</sup> Street Revitalization Plan

SUBJECT Workshop #2 Advisory Committee Meeting Notes

### “WHAT-IF”/ BIG IDEAS

#### West Sub-area

- City should help improve the existing small businesses in the area
- Parking lots behind buildings- in some cases the property owner might need to acquire housing behind the commercial property.
- It could become a destination area within the City
- Desired land uses include:
  - Day care/ outreach services/ after school services and facilities
  - Educational Center
  - Youth Recreation Center
  - Open Mercado Area for Rodeos, flea market, open air facility (at Arkansas and/or on a vacant site east of Broadway, south of 25<sup>th</sup> St.)
  - Dance Hall/Arena
  - Community sub-station
  - New office space at Amidon and 21<sup>st</sup> St. vs. leave the commercial space as is
  - Medical facility
  - Multi-faceted communications facility
  -
- Identify a location for a substance abuse and alcohol treatment facility for minorities to relocate to 21<sup>st</sup> Street.
- Locate a Zocalo @ Woodland Park- will encompass all La Familia social services in addition to family gathering space etc.
- Instill streetscape improvements with a Hispanic vain/theme including: fountains, statues, public art, wider sidewalks, etc.
- Identify locations for infill development
- Create an overlay mixed-use zoning district over the commercial area between: Broadway, Arkansas, 22<sup>nd</sup> and 20<sup>th</sup> Streets
- Widen 21<sup>st</sup> Street to ease traffic flow but include on-street parking / or / remove one drive lane and expand sidewalks or allow for on-street parking
- Locate and build additional walkways for bikes and pedestrians
- Reinstate the historic trolley network
- Create a gateway at Woodland Park

### **Central Sub-area**

- Instill a stockyards theme (i.e. stockyards museum and trolley)
- Put pressure on existing companies and site owners to start clean up- if the sites were cleaned up, the area would be more marketable.
- Over or underpass the rail lines
- BNSF line goes away and City acquires right-of-way for a road that services the area
- Restrict rail operation hours to night hours versus high peak traffic hours
- Refinery site ideas: - Joy land, bass pro shop, Amusement Park, Water Park, Hotel+restaurants/retail
- Break the refinery parcel into smaller blocks with a gridded street system
- Casino along Broadway
- The City needs to offer tax incentives and market them to get new businesses
- Public maintenance of existing roads
- Create a Park and Ride
- Create a Business Improvement District- Existing businesses would accept a small tax increase that could be pooled and spent on fixing up the area.
- Provide more eating establishments
- Create more frontage roads throughout the area
- 21<sup>st</sup> Street streetscape improvements (along entire corridor)

### **East Sub-area**

- Site specific infill/redevelopment opportunities along the entire corridor (i.e. redevelop the Burger King site, northeast corner of Grove & 21<sup>st</sup> St develop a business and housing incubator)
- Desired land uses include:
  - Soul Food
  - Cultural Cracker Barrel
  - Dry cleaner
  - Internet café/coffee shop
  - Bed and Breakfast
  - Motel / Hotel
  - Pharmacy
- Provide bus shelters along the bus route corridors (i.e. Grove & 21<sup>st</sup> Street)
- Install a cultural landscape
- Senior Housing development on site north of Heart Springs
- A new major grocery store is locating at 13<sup>th</sup> Street N. and Grove
- Utilize the infill development opportunity that is behind the new Fire Station location along Erie
- Provide for continuous sidewalks along 21<sup>st</sup> Street
- Boys and Girls club to relocate and build new facility on north part of Heart Springs site / existing location will be a revitalization site.